

HSB&G CORPORATION, GRANTOR

TO

SPECIAL WARRANTY DEED

A.J. SAUCIER, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, HSB&G CORPORATION, a Mississippi Corporation, hereby sells, conveys, and warrants unto the Grantee, A.J. SAUCIER, the land in DeSoto County, Mississippi, being more particularly described as follows:

Acreage in Sections 12 and 13, Township 3, Range 8, described on Exhibit A attached hereto.

EXECUTED this the 8th day of April, 1992.

HSB&G CORPORATION

BY: [Signature]

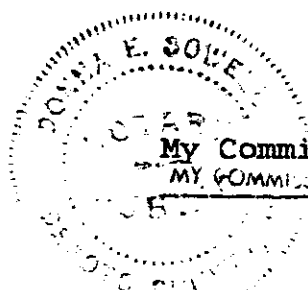
President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named A.J. SAUCIER who acknowledged being President of HSB&G CORPORATION, a Mississippi corporation, and for and on behalf of the said corporation and as its act and deed signing, sealing and delivering the above and foregoing Special Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal this the 8th day of April, 1992.

[Signature]
Notary Public



My Commission Expires:
MY COMMISSION EXPIRES JUNE 13, 1992

GRANTOR'S ADDRESS: 5003 Highway 51 North, Nesbit, MS 38651
Home #: NONE Bus #: (601) 429-2000

GRANTEE'S ADDRESS: SAME
Home #: NONE Bus #: SAME

jhsbg.ded9

Exhibit to Land Deed of Trust from HSB&G Corporation to A.J. SAUCIER.

106. 2 acres in the east half of Section 12, Township 3, Range 8 west, and in the northeast quarter of Section 13, Township 3, Range 8 west, more fully described as BEGINNING at the northeast corner of Section 13, Township 3, Range 8 west; thence south 5 deg. 14 min. east along east line of said section 251.4 feet to a point; thence south 70 deg. 30 min. west 550.0 feet to a point in the east right of way of the Illinois Central Railroad; thence north 45 deg. 30 min. west along said right of way 281.0 feet to a point in an old fence and hedge row; thence along said old fence and hedge row as follows: north 39 deg. 48 min. east 78.0 ft. to a point; thence north 62 deg. 55 min. east 95.6 ft. to an iron pin; thence north 21 deg. 36 min. west 365.0 ft. to a point; thence north 38 deg. 40 min. west 199.0 ft. to a point; thence north 7 deg. 38 min. east 179.0 ft. to a point; thence north 19 deg. 45 min. west 54.8 ft. to an iron pin; thence north 56 deg. 39 min. west 439.1 ft. to an iron pin in the south east corner of the Finch lot; thence north 12 deg. west along said Finch east line 400.0 ft. to the northeast corner, which point is in the south line of the Old Southern Guernsey Dairy property; thence south 85 deg. 30 min. east along south line of said Dairy property 132.0 ft. to the southeast corner; thence north 3 deg. 14 min. east along east line of said dairy property 462.0 ft. to the northeast corner; thence north 85 deg. 30 min. west along north line of said dairy property 372.0 ft. to a point in the east right of way of U.S. Hwy. 51 opposite Station #606 + 69; thence northwesterly and along curve of said right of way 600.0 ft. to an iron pin in the southwest corner of the C.I.O.S. Incorporated property; thence north 78 deg. 30 min. east along the south line of said C.I.O.S. property 400.0 ft. to an iron pin; thence north 11 deg. 30 min. west along the east line of said C.I.O.S. property 250.0 ft. to an iron pin; thence south 78 deg. 30 min. west along north line of said C.I.O.S. property 400.0 ft. to an iron pin in the east right of way of U.S. Hwy 51 opposite Station #598 + 19; thence northwesterly along said east right of way 823.0 ft. to the southwest corner of the Cooke property; thence north 84 deg. 28 min. east along south line of said Cooke property 535.15 ft. to the southeast corner; thence north 5 deg. 30 min. west along the east line of said Cooke property 210.0 ft. to the northeast corner; thence north 84 deg. 28 min. east 979.0 ft. to a point in the east line of Section 12, Township 3, Range 8 West; thence south 5 deg. 14 min. east along said section line 3,677.9 ft. to the point of beginning and containing 106.2 acres, more or less. All bearings are magnetic. This is the same land conveyed to H S B & G Corporation by warranty deed from Susan H. Wilkinson dated March 3, 1966 and recorded in Warranty Deed Book 65, Page 31, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

AND

8.5 acres, situated in the Southeast Quarter of Section Twelve (12) and in the Northeast Quarter of Section Thirteen (13), all in Township Three (3), Range Eight (8) West, in the Town of Hernando, Mississippi, said lands being located entirely on the North or East side of the Illinois Central Railroad, and being more particularly described by metes and bounds as follows, to-wit: BEGINNING at a concrete right of way marker at the intersection of the East right of way of U.S. Highway No. 51 and the North right of way line of Illinois Central Railroad; thence North 8 degrees 50 minutes West along said Highway right of way 229.5 feet to a concrete right of way marker; thence South 70 degrees East 92.4 feet to a concrete right of way marker; thence South 80 degrees East 272 feet along the Finch lot to a point; thence along an old fence and hedge row as follows: South 59 degrees 39 minutes East 439.1 feet; South 19 degrees 45 minutes East 54.8 feet; South 7 degrees 38 minutes West 179 feet; South 38

degrees 40 minutes East 199 feet; South 21 degrees 36 minutes East 365 feet; south 62 degrees 55 minutes West 95.6 feet; thence South 39 degrees 48 minutes West 78 feet to a point in the East right of way of said Illinois Central Railroad; thence Northwesterly along said Railroad right of way 1216 feet to the point of beginning, and as said lands are shown on survey plat and description of J.E. Lauderdale Engineer, dated March 14, 1966. This is the same land conveyed to HSB & G Corporation by warranty deed from Lelia Payne and Eppie Payne, dated April 15, 1966, and recorded in Warranty Deed Book 65, at page 383, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT:

10 acres in the Southeast Quarter of Section 12, Township 3, Range 8 West, described as BEGINNING at a point in the east right-of-way of U.S. Highway #51 in Section 12, Township 3, Range 8 West, opposite Highway Station Number 606 65 and also being the northwest corner of the Central Arkansas Milk Producers Association tract; thence northward along said highway right-of-way and along a highway curve 400 feet to a point; thence north 83° 56' east 822.06 feet to a point; thence south 8° 30' east 630.49 feet to a point; thence south 81° 57' west 475.64 feet to a point in the east line of said Association tract; thence north 3° 14' east along the east line of said Association tract 231.03 feet to the northeast corner; thence south 87° 16' west along the north line of said Association tract 373.25 feet to the point of beginning and containing 10.0 acres, more or less. This is the same land conveyed by warranty deed from H.S.B. & G to Wayne H. Woods, dated March 10, 1967, and filed for record in Warranty Deed Book 70, at Page 41. in DeSoto County, Mississippi.

LESS AND EXCEPT:

Lots 14, 12, 22, 23, 17, 26, 35, 4, 1, 10, 36, 15, 2, 11, 24, 9 being situated in Parkway Village Subdivision.

STATE MS.-DE SOTO CO. D:-
FILED

APR 8 2 08 PM '92

RECORDED 4-13-92
DEED BOOK 244
PAGE 306
W.E. DAVIS CH. CLK.